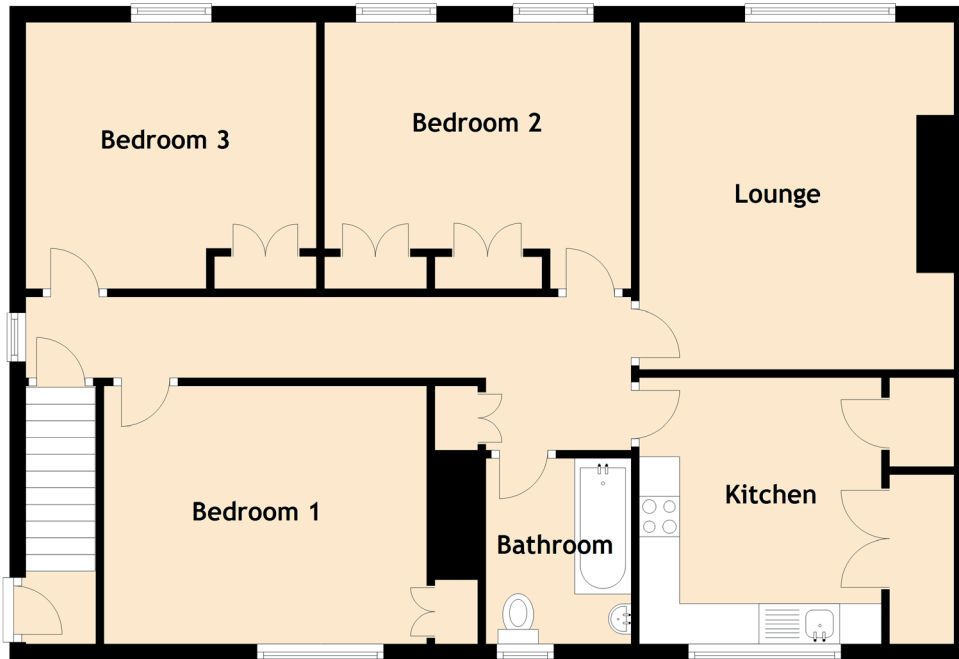


# Specifications & Details

FLOOR PLAN, DIMENSINS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.30m (10'10") x 3.00m (9'10")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 3.30m (10'10")
Bathroom	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

